

Alpine County Economic Forecast

Originally silver mining brought settlement to Alpine County, following the discovery of the Comstock Lode in 1859. Alpine County was created in 1864 from parts of El Dorado, Mono, and Tuolumne counties, while the population grew to more than 11,000 residents. The silver boom collapsed with the demonetization of silver in 1873, as did Alpine's boom population.

Today, Alpine County maintains its distinction as the least populated County in California. And, with 96 percent of its land in public ownership, opportunities for growth are few.

Despite its limitations, residents of Alpine County appear content in their relaxed rural lifestyle, boasting that the County has no traffic light, high school, bank, movie theater, dentist, or supermarket.

There are no incorporated cities in the County, and government jobs comprise 23 percent of the total employment. There is no farming in the County, and no manufacturing of any kind.

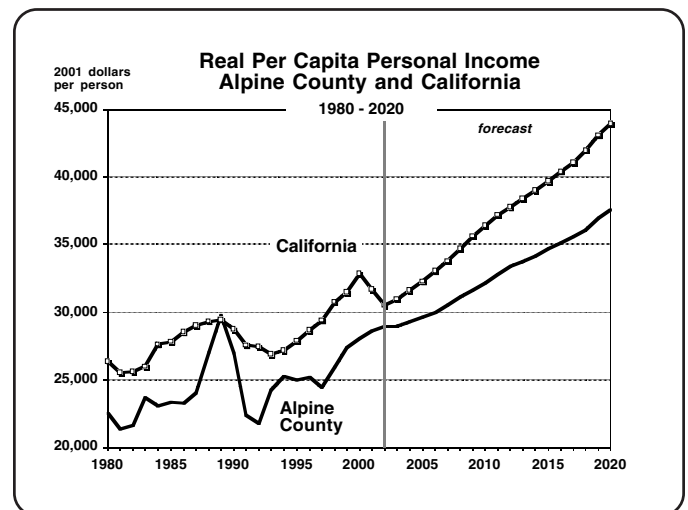
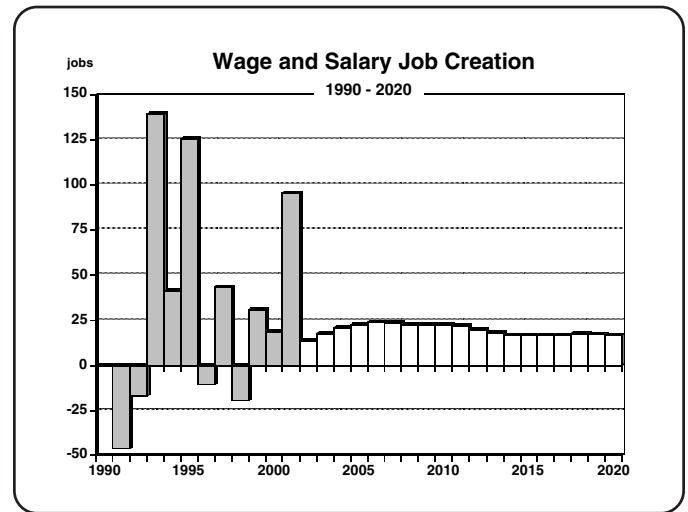
Today, most of the County's income is derived from visitors from the booming tourism communities of Lake Tahoe and western Nevada, who seek out the County for its rich outdoor recreation. Fishing, camping, hiking, rafting, skiing and winter snow sports all contribute to an economy dependent on tourism.

Most of the employment in the County is in the services sector (65 percent) including personal services and recreation services. The remainder of the jobs are in retail trade, i.e., services stations and restaurants.

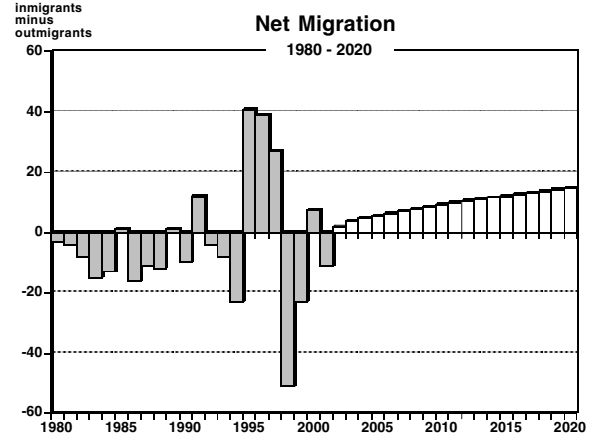
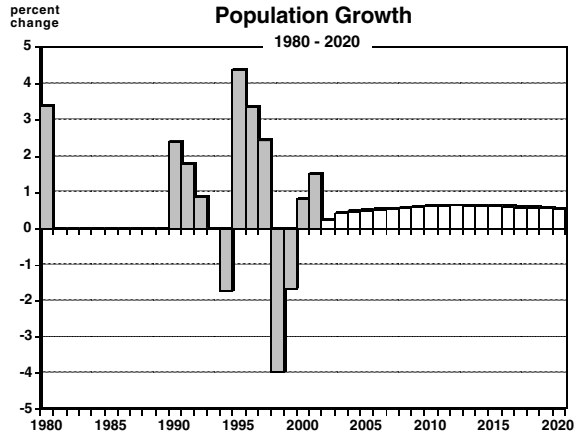
The outlook for employment is not auspicious over the short or long term forecast, because there is limited land for commercial growth.

Forecast Highlights

- Employment growth averages 1.9 percent per year for the next 5 years. The sectors of growth will include retail trade and services. However, growth is limited in that just 110 new jobs are forecast for the County between 2002 and 2007.
- There is very little building in the County, though some new residential units are forecast over the next 5 years. All construction jobs are imported from El Dorado or Mono Counties.



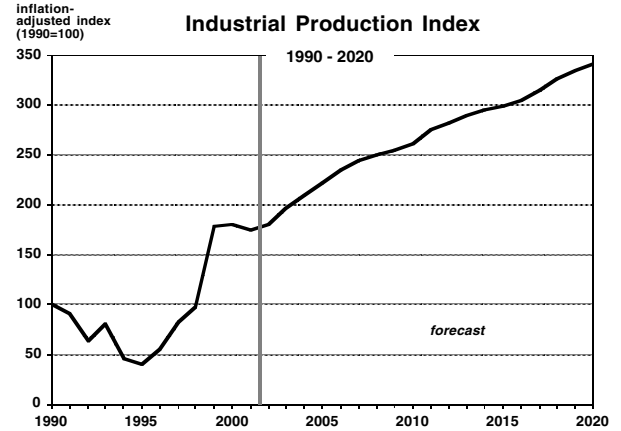
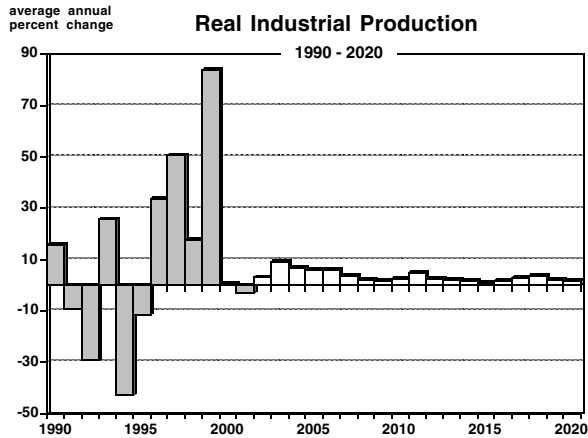
- Inflation-adjusted per capita income rises an average of 1.1 percent between 2002 and 2007. This rate of increase is a slowdown from the 2.4 percent average annual growth that Alpine County experienced between 1995 and 2000.
- Population growth remains limited in the County for the foreseeable future. Net migration is forecast to average 5 persons per year over the next 5 years, and a total of 38 births are also forecast. By the year 2007, the population is forecast at 1,251 residents.



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1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (millions)
1995	1,190	41	1.5	0.5	41	\$3.0	\$23.7	\$24,978	\$0.0	\$0.8
1996	1,230	39	1.6	0.5	16	\$3.1	\$25.2	\$25,156	\$0.0	\$1.1
1997	1,260	27	1.6	0.5	10	\$5.3	\$25.9	\$24,369	\$0.0	\$1.6
1998	1,210	-51	1.7	0.5	65	\$4.6	\$27.3	\$25,879	\$0.0	\$1.9
1999	1,190	-23	1.7	0.5	50	\$5.7	\$29.6	\$27,367	\$0.0	\$3.4
2000	1,200	7	1.8	0.5	30	\$5.4	\$32.0	\$28,058	\$0.0	\$3.5
2001	1,218	-11	1.8	0.5	54	\$3.5	\$34.9	\$28,628	\$0.0	\$3.4
2002	1,221	2	1.9	0.5	44	\$4.0	\$36.7	\$28,927	\$0.0	\$3.5
2003	1,226	4	1.9	0.5	46	\$4.3	\$37.8	\$28,921	\$0.0	\$3.8
2004	1,232	5	2.0	0.5	46	\$4.5	\$39.6	\$29,317	\$0.0	\$4.0
2005	1,238	6	2.0	0.5	46	\$4.8	\$41.3	\$29,624	\$0.0	\$4.3
2006	1,245	6	2.1	0.5	47	\$5.0	\$43.2	\$29,987	\$0.0	\$4.5
2007	1,251	7	2.1	0.5	46	\$5.3	\$45.3	\$30,505	\$0.0	\$4.7
2008	1,258	8	2.1	0.5	46	\$5.7	\$47.7	\$31,125	\$0.0	\$4.8
2009	1,266	9	2.1	0.5	45	\$6.1	\$50.0	\$31,599	\$0.0	\$4.9
2010	1,274	9	2.2	0.5	46	\$6.5	\$52.7	\$32,168	\$0.0	\$5.0
2011	1,282	10	2.3	0.5	46	\$6.9	\$55.6	\$32,818	\$0.0	\$5.3
2012	1,290	11	2.3	0.5	46	\$7.4	\$58.6	\$33,362	\$0.0	\$5.4
2013	1,298	11	2.3	0.5	45	\$7.8	\$61.3	\$33,726	\$0.0	\$5.6
2014	1,306	12	2.4	0.5	46	\$8.3	\$64.3	\$34,162	\$0.0	\$5.7
2015	1,314	12	2.4	0.5	46	\$8.7	\$67.4	\$34,666	\$0.0	\$5.8
2016	1,322	12	2.5	0.5	46	\$9.2	\$70.6	\$35,078	\$0.0	\$5.9
2017	1,330	13	2.6	0.6	46	\$9.7	\$74.2	\$35,584	\$0.0	\$6.1
2018	1,338	13	2.7	0.6	45	\$10.2	\$77.7	\$36,054	\$0.0	\$6.3
2019	1,345	14	2.8	0.6	46	\$10.9	\$82.3	\$36,939	\$0.0	\$6.4
2020	1,352	14	2.9	0.6	46	\$11.6	\$86.5	\$37,609	\$0.0	\$6.6



Total Wage & Salary	Farm	Mining, Construction, Manufacturing Utilities & Finance	Wholesale & Retail Trade	Services	Government
-----employment (jobs)-----					
931	0	10	35	653	233
920	0	13	30	638	238
963	0	19	34	677	233
944	0	22	46	653	224
975	0	34	68	645	228
994	0	32	81	649	233
1,089	0	31	122	703	234
1,103	0	32	127	706	238
1,121	0	34	130	716	241
1,142	0	35	132	730	244
1,164	0	36	135	747	247
1,188	0	37	137	765	249
1,211	0	38	139	783	252
1,234	0	38	142	800	254
1,256	0	38	144	817	257
1,278	0	38	147	834	259
1,300	0	39	150	850	262
1,320	0	39	153	864	264
1,339	0	39	155	877	267
1,356	0	39	158	889	269
1,373	0	39	161	900	272
1,389	0	40	164	912	274
1,407	0	40	166	924	277
1,424	0	40	169	936	279
1,442	0	40	172	948	282
1,459	0	40	175	959	284

